

Sixteen.

Leisure, Office, Retail, Showroom
FOR SALE



Units 1 & 2 Burton Place, Ellesmere Street, Manchester, M15 4LR

Modern Self-Contained Commercial Unit measuring 2,140 sq ft and suitable for a variety of uses.

Summary

Tenure	For Sale
Available Size	2,140 sq ft / 198.81 sq m
Price	£455,000.00
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Air Conditioning
- Suspended Ceilings / Raised Access Floors
- Previous clinical use but suitable for a variety of other uses
- 2 car parking spaces (tendem)
- Dual frontage with floor to ceiling glazing
- Superfast internet
- Self Contained

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

Units 1 & 2 Burton Place, Ellesmere Street, Manchester, M15 4LR

Summary

Available Size	2,140 sq ft
Price	£455,000.00
Business Rates	Upon Enquiry
Car Parking	1 tandem (2 spaces)
VAT	Applicable
EPC Rating	Upon enquiry

Description

A modern commercial space comprising two adjoining units and finished to a high standard, featuring a variety of open plan and partitioned spaces.

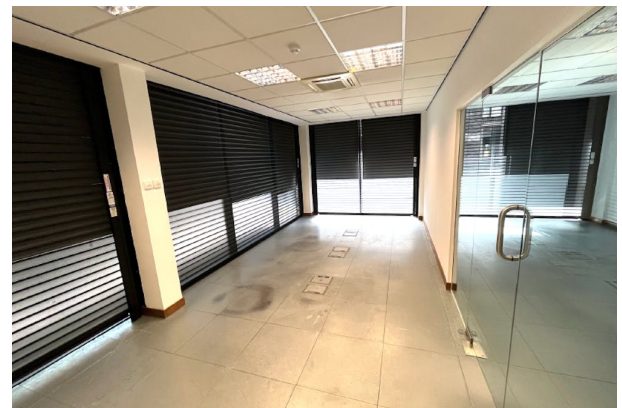
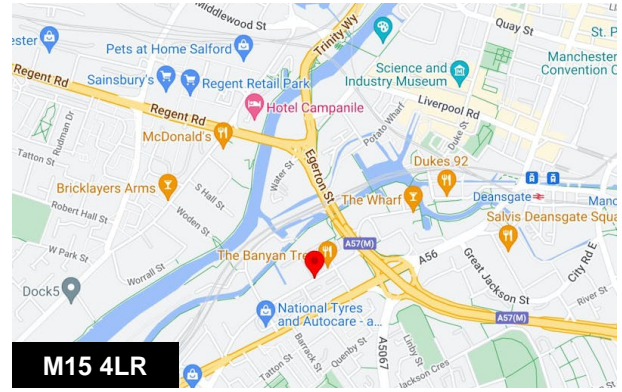
Location

Burton Place is located off Ellesmere Street in the sought-after area of Castlefield in Manchester City Centre.

The location provides easy access to the regional motorway network via the A56 and the M602 yet is only 5-10 mins walk from Deansgate Train Station and Manchester Central Metrolink station and 5 minutes' walk from Cornbrook Metrolink station.

Local amenities include Morrisons Daily Tesco Express, Banyan Tree bar/café and Co-op Food all within 5 mins walk.

Castlefield is a cosmopolitan mix of business, residential and leisure/retail uses and there is plenty of long and short-stay car parking nearby.



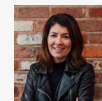
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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